

# \$468,500 - 11002 60 Avenue, Grande Prairie

MLS® #A2212367

**\$468,500**

4 Bedroom, 3.00 Bathroom, 1,664 sqft

Residential on 0.14 Acres

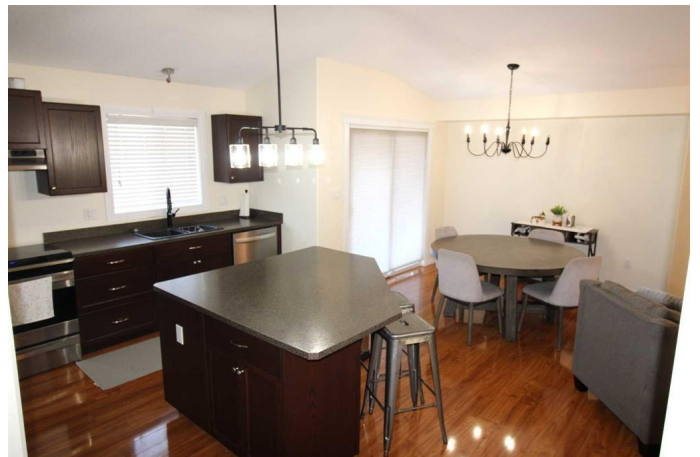
O'Brien Lake, Grande Prairie, Alberta

Great family home in O'Brien Lake backing onto park an walking distance to school. Living room offers cozy gas fireplace and lots of natural light. Kitchen includes plenty of cupboard space, pantry, island with eating bar & stainless steel appliances. 2 large bedrooms with walk in closets, full bathroom & convenient laundry room complete the main level. Upstairs you will find the huge master bedroom featuring large windows, walk in closet, plus second closet, ensuite bathroom complete with jetted soaker tub with tile surround, second bathtub with shower, & his/hers vanity. Basement is developed with nice family room, 4th large bedroom, room off living room could be used as office, playroom or be easily converted to another bedroom. Oversized double garage is 30' long meaning you can fit almost any vehicle inside and still have room for toys or workspace. Man door to house, front & back yard is a bonus. Backyard overlooks children's park & offers deck with privacy wall plus firepit area with sidewalk blocks

Built in 2010

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2212367  |
| Price     | \$468,500 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Square Footage | 1,664             |
| Acres          | 0.14              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11002 60 Avenue |
| Subdivision | O'Brien Lake    |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8W 0H4         |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 3                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### **Interior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings            |
| Heating           | Forced Air                                                                               |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Gas                                                                                      |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

### **Exterior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | None                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 19               |
| Zoning         | RS               |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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